126.0	0004	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	876,000 / 876,000
					USE VALUE:	876,000 / 876,000
					ASSESSED:	876,000 / 876,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KUSHNER ELLEN A
Owner 2:	ADELMAN KENNETH J
Owner 3:	
Street 1:	30 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KUSHNER ELLEN A -
Owner 2:	-
Street 1:	30 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,520 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1913, having primarily Wood Shingle Exterior and 2805 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5520.000	463,100	3,000	409,900	876,000
Total Card	0.127	463,100	3,000	409,900	876,000
Total Parcel	0.127	463,100	3,000	409,900	876,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.30 | /Parcel: 312.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 81155
GIS Ref:
GIS Ref:
Insp Date: 04/15/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 126.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	462,900	3000	5,520.	409,900	875,800	875,800	Year End Roll	12/18/2019
2019	101	FV	340,500	3000	5,520.	409,900	753,400	753,400	Year End Roll	1/3/2019
2018	101	FV	340,500	3000	5,520.	363,100	706,600	706,600	Year End Roll	12/20/2017
2017	101	FV	340,500	3000	5,520.	304,500	648,000	648,000	Year End Roll	1/3/2017
2016	101	FV	340,500	3000	5,520.	304,500	648,000	648,000	Year End	1/4/2016
2015	101	FV	322,000	3000	5,520.	263,500	588,500	588,500	Year End Roll	12/11/2014
2014	101	FV	322,000	3000	5,520.	254,700	579,700	579,700	Year End Roll	12/16/2013
2013	101	FV	308,300	3000	5,520.	242,400	553,700	553,700		12/13/2012

!9766!

PRINT

Date	Time
12/11/20	00:11:23

LAST REV

Date	Time
04/15/14	10:00:44
philc	
9766	

USER DEFINED

Prior Id # 1:	81155
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KUSHNER ELLEN A	37026-180		11/7/2002	Family	1	No	No		
KUSHNER ELLEN A	31812-232		9/12/2000	Family	1	No	No	4	
CHRISTENSEN JUN	26442-173		6/27/1996		266,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/28/2013	744	Add Bath	20,000					
9/16/2009	853	Porch	2,500					
2/14/2003	150	Renovate	250,000	C		G4	GR FY04	REDO KIT & BATHS,

ACTIVITY INFORMATION

Date	Result	By	Name
4/15/2014	Measured	PC	PHIL C
6/10/2013	Info Fm Prmt	EMK	Ellen K
11/20/2008	Meas/Inspect	355	PATRIOT
12/21/1999	Inspected	276	PATRIOT
11/17/1999	Mailer Sent		
11/4/1999	Measured	263	PATRIOT
8/26/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5520		Sq. Ft.	Site		0	70.	1.06	8									409,920						409,900	

Total AC/HA: 0.12672 | Total SF/SM: 5520 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 409,920 | Spl Credit | Total: 409,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10083723
Const Adj.:	1.04019594
Adj $ / SQ:	148.861
Other Features:	118484
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	568903
Depreciation:	105816
Depreciated Total:	463087

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

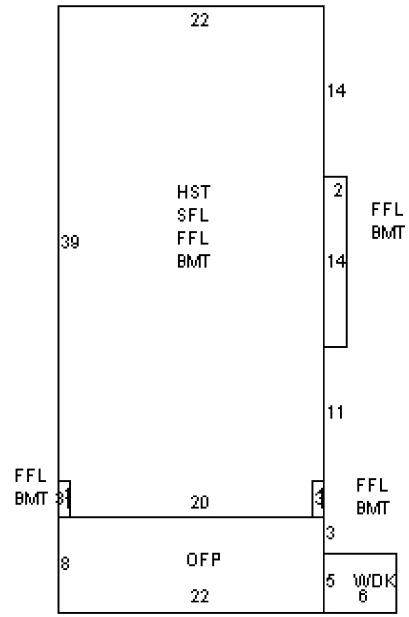
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	163.75
Special Features:	0	Val/Su Net:	153.80
Final Total:	463100	Val/Su SzAd	198.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	952	148.860	141,716
SFL	Second Floor	918	148.860	136,655
BMT	Basement	476	98.250	46,766
HST	Half Story	459	148.860	68,327
OFP	Open Porch	176	26.920	4,737
WDK	Deck	30	16.640	499

Net Sketched Area:	3,011			Total:	398,700
Size Ad	2329	Gross Are	3946	FinArea	2805

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	50	GFB	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 126.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X20	F	FR	1913	21.54	T	50	101			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:		Total:	3,000